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Tender

## **New Juniper House Laboratory Facility - Modular Construction**

Scottish Water

F05: Contract notice – utilities

Notice identifier: 2025/S 000-058043

Procurement identifier (OCID): ocds-h6vhtk-059dfd

Published 19 September 2025, 11:23am

The closing date and time has been changed to:

**14 November 2025 - no time specified**

See the [change notice](#).

### **Section I: Contracting entity**

#### **I.1) Name and addresses**

Scottish Water

The Bridge, 6 Buchanan Gate, Stepps

Glasgow

G33 6FB

#### **Contact**

Andrew Mulvay

#### **Email**

[andrew.mulvay@scottishwater.co.uk](mailto:andrew.mulvay@scottishwater.co.uk)

**Country**

United Kingdom

**Region code**

UKM - Scotland

**Internet address(es)**

Main address

<https://www.scottishwater.co.uk/>

Buyer's address

<https://www.scottishwater.co.uk/>

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

[https://atamis-scottishwater.my.salesforce-sites.com/ProSpend\\_\\_CS\\_PublicLandingPage?SearchType=Projects](https://atamis-scottishwater.my.salesforce-sites.com/ProSpend__CS_PublicLandingPage?SearchType=Projects)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://atamis-scottishwater.my.salesforce-sites.com/ProSpend\\_\\_CS\\_PublicLandingPage?SearchType=Projects](https://atamis-scottishwater.my.salesforce-sites.com/ProSpend__CS_PublicLandingPage?SearchType=Projects)

Tenders or requests to participate must be submitted to the above-mentioned address

**I.6) Main activity**

Water

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

New Juniper House Laboratory Facility - Modular Construction

Reference number

SW25/INF/1519

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Scottish Water is seeking to engage with a Supplier for the New Juniper House Laboratory Facility. The supplier is to provide a full turnkey solution including but not limited to planning, design, build, testing and commissioning of a modular construction which can meet the requirements of ISO 17025.

Further information can be found within section II.2.4) Description of the procurement of this advert.

Full scope information found within the PQQ documentation on the Scottish Water Atamis Portal. Please see link for the portal linked within this advert.

#### **II.1.5) Estimated total value**

Value excluding VAT: £80,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 71500000 - Construction-related services
- 45214000 - Construction work for buildings relating to education and research
- 45100000 - Site preparation work
- 45210000 - Building construction work
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71242000 - Project and design preparation, estimation of costs
- 71315000 - Building services
- 71320000 - Engineering design services
- 71540000 - Construction management services
- 71541000 - Construction project management services

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

Main site or place of performance

Edinburgh

### **II.2.4) Description of the procurement**

Scottish Water is seeking to engage with a Supplier for the New Juniper House Laboratory Facility.

The Supplier must: -

- Provide a turnkey solution including but not limited to planning, design, build, testing and commissioning of a modular construction which can meet the requirements of ISO 17025. To be designed be inhouse or contracted to a specialist appointed by the supplier.

- Be familiar with current Scottish and UK building standards, specifications, and regulations.

- Demonstrate a history of achieving the new environmental standards enabling our goal

to be net of embodied carbon neutral in construction and operation and designed to meet the BREEAM Excellent standard.

- Demonstrate a history of designing and building Laboratories for Sampling, Organics, Micro, Crypto, Metals, General Chemistry, Radio Chemistry, Technical Support, Field Support with supporting welfare and operation and administration Offices.
  - o Including: -
  - o All rooms and interconnecting spaces BS EN 14175 Biosafety Levels 0, 1, 2 & 3
  - o Heating and cooling systems to ensure the air flow is optimised to allow the temperature to be maintained in all weather conditions.
  - o Air filtration systems to EN 1822 Grade H0, H3 & H14 Hepa filtered air quality.
- Provide a Design and Construction Embodied Carbon Reporting through the lifespan of the project

Provide a BS 19650 compatible Common Data Environment (CDE) in a shared digital space for the design and construction information.

Demonstrate a history of Cost and programme forecast controls

Demonstrate a history of CDM Regulations 2015 and any amendments, additions or deletions publicised prior to and throughout the duration of the project including undertaking the role of Principal Contractor and Designer. Principal Designer may be delegated to a competent specialist.

The facility is to allow Scottish Water to demonstrate compliance to and meeting our regulators requirements for Scottish Environment Protection Agency (SEPA), Drinking Water Quality Regulator for Scotland (DWQR), Water Industry Commission for Scotland (WICS) and meet and exceed our UKAS accreditation and as such requires the supplier to be familiar with the requirements.

The estimated value of the expenditure for this programme is in the range of £60,000,000 - £80,000,000.

Full scope information and further information can be found within the PQQ documentation located within the Scottish Water Atamis portal. Please see link for the portal linked within this advert.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £80,000,000

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

**II.2.14) Additional information**

The procurement documents and questionnaires can be accessed by logging in through the Scottish Water Atamis e-sourcing portal - [https://atamis-scottishwater.my.salesforce-sites.com/ProSpend\\_\\_CS\\_PublicLandingPage?SearchType=Projects](https://atamis-scottishwater.my.salesforce-sites.com/ProSpend__CS_PublicLandingPage?SearchType=Projects) and 'Registering Interest' on the New Juniper House Laboratory Facility advert.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

#### **III.1.4) Objective rules and criteria for participation**

List and brief description of rules and criteria

Please see Procurement Documents for further information.

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Please see Procurement Documents for further information.

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Negotiated procedure with prior call for competition

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Originally published as:

Date

20 October 2025

Local time

12:00pm

Changed to:

Date

14 November 2025

See the [change notice](#).

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

To access this opportunity, please register using the following link:

[https://atamis-scottishwater.my.salesforce-sites.com/ProSpend\\_CS\\_PublicLandingPage?SearchType=Projects](https://atamis-scottishwater.my.salesforce-sites.com/ProSpend_CS_PublicLandingPage?SearchType=Projects)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Glasgow Sheriff Court

1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

Scottish Water

The Bridge, 6 Buchanan Gate, Stepps

Glasgow

G33 6FB

Email

[help@scottishwater.co.uk](mailto:help@scottishwater.co.uk)

Country

United Kingdom

Internet address

<https://www.scottishwater.co.uk/>